046.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	867,000	/	867,000
USE VALUE:	867,000	/	867,000
ASSESSED:	867,000	/	867,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WICKHAM LUCAS R & REBECCA S &
Owner 2:	MAYER NATHAN K & JACQUELYN M
Owner 3:	
Street 1:	40 SHERBORN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROKAMP NANCY -
Owner 2:	JONES WILLIAM C III TRUSTEES -
Street 1:	40 SHERBORN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,475 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2300 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4475.000	423,600		443,400	867,000
Total Card	0.103	423,600		443,400	867,000
Total Parcel	0.103	423,600		443,400	867,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.96 | /Parcel: 376.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32315
GIS Ref
GIS Ref
Insp Date 10/31/18

!3873!

PREVIOUS ASSESSMENT

Parcel ID 046.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,900	0	4,475.	443,400	867,300	867,300	Year End Roll	12/18/2019
2019	104	FV	329,700	0	4,475.	471,100	800,800	800,800	Year End Roll	1/3/2019
2018	104	FV	329,700	0	4,475.	343,600	673,300	673,300	Year End Roll	12/20/2017
2017	104	FV	309,100	0	4,475.	299,300	608,400	608,400	Year End Roll	1/3/2017
2016	104	FV	309,100	0	4,475.	255,000	564,100	564,100	Year End	1/4/2016
2015	104	FV	278,700	0	4,475.	249,400	528,100	528,100	Year End Roll	12/11/2014
2014	104	FV	270,400	0	4,475.	205,100	475,500	475,500	Year End Roll	12/16/2013
2013	104	FV	281,200	0	4,475.	195,100	476,300	476,300		12/13/2012

PRINT

Date	Time
12/10/20	19:00:41

LAST REV

Date	Time
04/25/19	17:47:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3873

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROKAMP NANCY,	62365-404		7/31/2013		585,000	No	No		
FRICKER SUSAN E	54288-511		2/12/2010	Convenience	99	No	No		
JONES WILLIAM C	23767-273		10/14/1993		99	No	No		A

USER DEFINED

Prior Id # 1:	32315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2016	683	Siding	21,375					vinyl siding
7/25/2013	1125	Manual	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/24/2009	Meas/Inspect	197	PATRIOT
3/27/2000	Inspected	276	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4475		Sq. Ft.	Site		0	80.	1.24	1									443,401						443,400	

Total AC/HA: 0.10273 | Total SF/SM: 4475 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,401 | Spl Credit | Total: 443,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10652173
Const Adj.:	0.97612083
Adj $ / SQ:	183.617
Other Features:	95750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613933
Depreciation:	190319
Depreciated Total:	423614

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

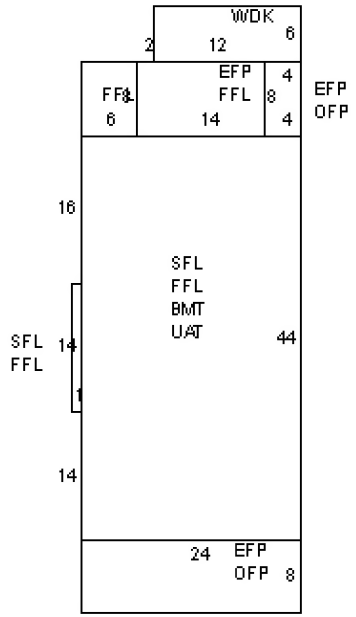
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	183.62
Special Features:	0	Val/Su Net:	99.06
Final Total:	423600	Val/Su SzAd	184.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,230	183.620	225,849
SFL	Second Floor	1,070	183.620	196,470
BMT	Basement	1,056	55.090	58,170
EFP	Enclos Porch	336	34.480	11,587
UAT	Upper Attic	264	73.450	19,390
OFP	Open Porch	224	23.300	5,218
WDK	Deck	96	15.620	1,499
	Net Sketched Area:	4,276	Total:	518,183
Size Ad	2300	Gross Are	5068	FinArea 2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: